



Rushcliffe Gardens  
Chaddesden Derby



### Property Description

We are pleased to offer to the market this well presented three bedroom detached property in the popular area of Chaddesden. the property is only a short distance from a range of local amenities and is only a short drive to Derby city centre. in brief the property comprises of; lounge, kitchen, conservatory, three bedrooms, garage and multi car driveway.

### Lounge

15' max x 14' 3" max ( 4.57m max x 4.34m max )

With laminate flooring, gas fire (untested) and window to the front of the property.

### Kitchen

With vinylk flooring, a range of wall and base units, intergrated gas hob and electric oven, tiled surround, window to the rear of the property and door leading into the conservatory at the rear.

### Conservatory

UPVC conservatory with vinyl flooring and door leading to the garden at the rear of the property.



### Bedroom 1

11' 9" max x 8' 7" max ( 3.58m max x 2.62m max )

With fitted carpet, built in wardrobe and window to the front of the property.

### Bedroom 2

8' 7" max x 8' 7" max ( 2.62m max x 2.62m max )

With lamintae flooring and window to the rear of the property.

### Bedroom 3

7' 6" max x 6' 1" max ( 2.29m max x 1.85m max )

With fitted carpet and window to the front of the property.

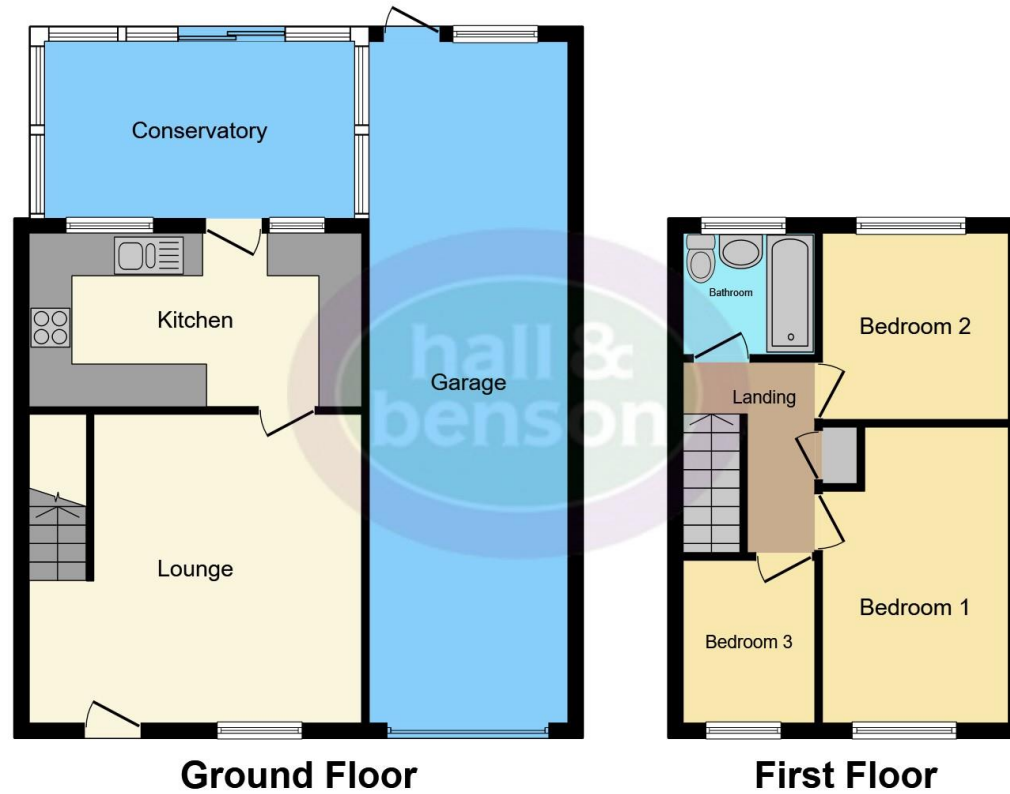
### Bathroom

With tiled floor, shower over bath, low level w/c, wash hand basin and window to the rear of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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